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Sent: Monday, October 24, 2022 4:21 PM

To: 'brucea@sonic.net' <brucea@sonic.net>

Cc: 'brucea@sonic.net' <brucea@sonic.net>

Subject: 891 Grove Street Appeal

Dear Commissioners:

I am writing you in support of the Community Development Director's position to deny the applicant's appeal. I strongly agree with the Director's ruling that the proposed private club component of the project is properly classified as a "**private club**", and **not as a "private recreational park and swim club"**, as the applicant would want to have you believe. I am here to support the Grove Street neighbors who are under siege by an applicant who is trying to reinterpret the zoning rules in his favor so as to further intensify and commercialize this property for his own profit and benefit. The zoning map and Table 2 are very clear that the R-1-6000 residential zoning on one of the parcels, does not allow for a "private club" under a conditional use permit. Why is this a "private club"? I will explain and provide evidence.

I live in Fitch Mountain Villas HOA at March/University with 125 residents and our pool and recreation facilities are considered a "**private recreational park and swim club**" in a residential zone, similar to our 3 sister HOA's along the Russian River. What are the reasons for such identification.

1. We do not have a 2400 square foot pavilion with full kitchen and bar that serves breakfast, lunch, snacks, and dinner nor an ABC license for selling 3 kinds of alcohol.
2. We do not have public membership for Healdsburg, Sonoma County, or visitors from elsewhere. Our membership is restricted to the 125 HOA residents who govern the facility and usage.
3. We do not provide overnight accommodations nor do we have a 51 space parking lot for 75 members.
4. We do not have 6 pickle ball courts nor 2 bocce ball courts. We have 1 tennis court, 2 pickle ball courts, and 1 bocce ball court.
5. We do not have a drinking/dining, lodging focus, or making a profit on our facilities usage. We are recreation focused and our facilities are devoted to recreational uses as mentioned.
6. We do not allow special events.

We have none of the commercial elements and intensity of amenities that the applicant is proposing. The applicant clearly has a **commercial "private club"** that is not permitted in the R-1-6000 zoning district.

In 30 years of attending Planning Commission meetings, I have never encountered this situation where the applicant has aggressively built out his improvements and amenities without having a conditional use permit to do so. It appears the applicant has procrastinated and obfuscated

his intentions to the neighbors and planners by amending the project description numerous times. In the meantime, he built out 100% of his improvements before getting the proper permits. I also have questions of how a planning commissioner (though recused), who became the applicant's general contractor, was able to provide proper fiduciary guidance to his client as well as properly consulting with planning staff prior to buildout and final permits.

Thank you for your time and attention. I hope you will do the right thing and support the Director's decision as well as helping to preserve the Grove Street neighborhood from intense commercial usage.

Sincerely,

Bruce Abramson
Healdsburg